

# PRINCIPAL STAKEHOLDERS:

## COOPERATING TO CREATE VIBRANT NEIGHBORHOOD CENTERS



**C**ommunity, government, and private investors must all work together to create transit-oriented developments and neighborhood centers that meet each group's individual needs. Seemingly disparate issues must be addressed and balanced. Collaboration, cooperation, and compromise are necessary to get to projects that are financially feasible, community-supportive, and advance District-wide goals. Each group has a stake in the outcome and therefore must be a partner in the planning and development of their common goal: strong, stable, active and vibrant neighborhood centers served by transit.



Community input and planning is necessary to adapt general design principles into specific strategies for unique neighborhood areas.

### COMMUNITY

Because community members live in the neighborhood day in and day out, they have a special stake in development. But who is “the community”? Often a community has many voices and many perspectives. Some community members seek better retail, housing and employment options. Other residents are concerned that new development will change their community character, be out of scale with the rest of the neighborhood, and bring more traffic. A suc-

cessful planning process provides enough room and opportunity for all voices to be heard and considered. However, it is the responsibility of the community to participate constructively and collaboratively with the other stakeholders in the process, to understand the constraints and goals of other partners, and to work to a mutually beneficial and workable plan.

## PUBLIC SECTOR

Municipal officials have a stake in the financial health of the District, a role in the growth of the region, and a responsibility to pursue equitable development (both positive and negative) that serves the city as a whole. Public agencies set the framework and objectives for growth and development in the District and often serve as collaborators and mediators to balance community, public and private interests for the long term health and vitality of the city as a whole.

## PRIVATE SECTOR INVESTORS AND DEVELOPERS

Developers have a clear financial stake in the feasibility and success of neighborhood projects. The private sector brings not only investment capital, but also innovation, creativity, and connections to the partnership. Investors, like residents, seek projects that have broad public appeal and support. Traditional financing, however, often constrains development to “industry standards” that have proven marketable. Open cooperation and collaboration among public agencies, developers, and community members can address these obstacles and identify viable compromises that work for everyone.



Public, private, non-profit, and community partners all work together to create spaces for healthy neighborhood activities, like this Farmer's Market at an Adams Morgan bus transfer point.

The private sector is an important partner in creating attractive buildings and retail opportunities that define and give life to the neighborhood street.

